



# **Downtown Hartford Retail Real Estate Survey**

## **July 2009**

**Prepared by:**

**City of Hartford  
Department of Development Services  
Economic Development Division**



## Inventory\*

<b>Business Type</b>	<b>No. Units</b>	<b>Dist</b>	<b>SQFT Per Business Type</b>	<b>Avg Unit SQFT</b>
Café / Bar	21	11%	78,098	3,719
Professional Services	14	7%	12,922	923
Retail	75	39%	242,486	3,233
Food Retail	1	1%	775	775
Beauty, Barbers & Nail Shops	12	6%	8,125	677
Restaurants	68	36%	169,033	2,486
<b>Totals</b>	<b>191</b>	<b>100%</b>	<b>511,439</b>	<b>2,678</b>

## Vacancy

<b>Business Type</b>	<b>No. Units</b>	<b>SQFT Available</b>	<b>% of TT Vacancy</b>	<b>Avg Unit SQFT</b>
Retail	32	187,168	92.0%	5,849
Restaurant	6	9,470	4.7%	1,578
Café /Bar	2	6,714	3.3%	3,357
<b>Totals</b>	<b>40</b>	<b>203,352</b>	<b>100.0%</b>	<b>5,084</b>

Of the 511,000 square feet available, 203,000 or 40% was identified as vacant

## Occupancy\*

<b>Business Type</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Occupied Units</b>	<b>Vacant SQFT</b>	<b>Occupied SQFT</b>	<b>Vacancy Rate</b>
Café / Bar	21	2	19	6,714	71,384	1%
Professional Services	14		14		12,922	0%
Retail	75	32	42	187,168	55,118	37%
Food Retail	1		1		775	0%
Beauty, Barbers & Nail Shops	12		12		8,125	0%
Restaurants	68	6	63	9,470	159,763	2%
<b>Totals</b>	<b>191</b>	<b>40</b>	<b>151</b>	<b>203,352</b>	<b>308,087</b>	<b>40%</b>

Approximately 308,000 square feet, or 60% of the inventory, is currently occupied.

## Inventory by Business Type and Location\*

Location	Total Units	Occupied Units	Vacant Units	Vacant SQFT	Occupied Units By Business Type					
					Beauty	Café	Food	Prof	Restaurant	Retail
					NB	Bar	Retail	Srvs		
Allyn St	12	12				4		2	6	
Ann St	5	4	1	800	1	2			1	1
Arch St	2	2				2				
Asylum Av	4	3	1	200	1		1	1		1
Asylum St	34	29	5	39,389	1	4			11	18
Capitol Av	1	1							1	
Central Row	1	1						1		
Church St	1	1							1	
Columbus Blvd	4	4				1			2	1
Constitution Plz	4	3	1	1,250					3	1
Elm St	1	1								1
Haynes St	2	2						2		
High St	1	0	1	5,808						1
Kinsley	2	2			1			1		
Lewis St	3	0	3	8,959					1	2
Main St	34	27	7	72,728	2	2			14	16
Market St	1	1								1
Morgan St	1	0	1	2,000						1
Pearl St	3	2	1	800	1				1	1
Pratt St	35	25	10	20,082	4	2		4	9	16
State House Sq	7	6	1	150					2	5
Temple St	5	3	2	3,446					5	
Trumbull St	18	12	6	47,740	1			2	7	8
Union Pl	9	9				4			4	1
Wells St	1	1						1		
<b>Totals</b>	<b>191</b>	<b>151</b>	<b>40</b>	<b>203,352</b>	<b>12</b>	<b>21</b>	<b>1</b>	<b>14</b>	<b>68</b>	<b>75</b>

## Downtown Real Estate - Retail and Service List – July 2009\*

No.	Business	From	To	Street	SQFT	Business Type
1	The Tavern Downtown	90	104	Allyn St	2,000	Restaurant
2	Agave	90	104	Allyn St	2,500	Restaurant
3	Prossage Muscle Therapy	90	104	Allyn St	1,600	Prof Srvs
4	The Tavern Downtown	90	104	Allyn St	2,000	Restaurant
5	Pour House	103	105	Allyn St	6,000	Restaurant
6	One Eleven	109	121	Allyn St	5,000	Cafe/ Bar
7	Palace	109	121	Allyn St	6,000	Cafe/ Bar
8	Planet Sound	109	121	Allyn St	822	Prof Srvs
9	Aladdin	109	121	Allyn St	1,500	Restaurant
10	NV	177		Allyn St	5,535	Cafe/ Bar
11	MiDeli	179	179	Allyn St	120	Restaurant
12	Black Bear Saloon	187	187	Allyn St	6,500	Cafe/ Bar
13	Vacant	118		Ann St	800	Retail
14	Tapas on Ann	126		Ann St	1,800	Restaurant
15	NU Style Cut Creation	181	183	Ann St	1,000	Beauty NB
16	Mansion Club	191		Ann St	2,268	Cafe/ Bar
17	Coach's	199	203	Ann St	2,800	Cafe/ Bar
18	Arch Street Tavern	86	89	Arch St	3,517	Cafe/ Bar
19	Melao Night Club	86	89	Arch St	2,542	Cafe/ Bar
20	Express Food Shop	612		Asylum Av	775	Food Retail
21	Vacant	616		Asylum Av	200	Retail
22	Mary Unisex	618		Asylum Av	275	Beauty NB
23	Red Robin Corporation	622		Asylum Av	600	Prof Srvs
24	Smokers Depot	9	23	Asylum St	850	Retail
25	Gelb Jewelry	11	23	Asylum St	200	Retail
26	Gold - Plus	13	23	Asylum St	1,000	Retail
27	Koji	17	23	Asylum St	2,000	Restaurant
28	Dunkin Donuts	21	23	Asylum St	1,000	Restaurant
29	Harvey & Lewis	45	75	Asylum St	3,000	Retail
30	Perfect Look	45	75	Asylum St	550	Beauty NB
31	Stenglin Cutlery	55	75	Asylum St	680	Retail
32	The Tobacco Shop	55	75	Asylum St	800	Retail
33	Subway	65	75	Asylum St	1,000	Restaurant
34	Whims & Fancy	65	75	Asylum St	1,000	Retail
35	Camera Bar	75	75	Asylum St	1,500	Retail
36	Life Ultra Lounge	81	85	Asylum St	3,180	Cafe/ Bar
37	CT-Wireless Tech	89		Asylum St	600	Retail
38	Feng	93	99	Asylum St	1,500	Restaurant
39	Sovereign Bank	105	119	Asylum St	4,860	Retail
40	McKinnon's Irish Pubs	114	124	Asylum St	2,500	Cafe/ Bar

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No.	Business	From	To	Street	SQFT	Business Type
41	McDonald's	151		Asylum St	5,000	Restaurant
42	Au Bon Pain	185		Asylum St	675	Restaurant
43	Max Downtown	185		Asylum St	5,000	Restaurant
44	Star Bucks Coffee	185		Asylum St	600	Restaurant
45	Spiritus Wines	208	220	Asylum St	1,945	Retail
46	Vacant	208	220	Asylum St	27,738	Retail
47	Vacant	221		Asylum St	750	Cafe/ Bar
48	Vacant	231		Asylum St	260	Retail
49	Asylum Café	235		Asylum St	1,600	Cafe/ Bar
50	Armstrong Rockwell Jewelry	241	243	Asylum St	1,350	Retail
51	Vacant	241		Asylum St	1,000	Retail
52	Niro Couture	241		Asylum St	1,200	Retail
53	Ticketworld.Com	247	253	Asylum St	750	Retail
54	Tapas on Ann	255	257	Asylum St	2,197	Restaurant
55	Mayor Mike's	283	291	Asylum St	3,071	Restaurant
56	Black Eyed Sally's	350	360	Asylum St	5,338	Restaurant
57	Vacant	402	418	Asylum St	9,641	Retail
58	Emperor at the Linden	10		Capitol Av	3,391	Restaurant
59	Almada Shoe Repair	22		Central Row	200	Prof Srvs
60	Church and Main Delicatessen	20		Church St	1,300	Restaurant
61	Vivo at the Hartford	200		Columbus Blvd	3,000	Restaurant
62	Crush	200		Columbus Blvd	1000	Café / Bar
63	Star Bucks Coffee	200		Columbus Blvd	500	Restaurant
64	UPS Store	200		Columbus Blvd	700	Retail
65	Spris	10		Constitution Plz	2,700	Restaurant
66	Vacant	100		Constitution Plz	1,250	Restaurant
67	Dunkin Donuts	100		Constitution Plz	500	Restaurant
68	Hertz	108		Constitution Plz	1,000	Retail
69	Almighty, USA	32	36	Elm St	850	Retail
70	MZ Cleaners & Tailors	14		Haynes St	1,000	Prof Srvs
71	Oggi Estetica	18		Haynes St	1,200	Prof Srvs
72	Vacant	28		High St	5,808	Retail
73	Constitution Plaza Barbershop	20		Kinsley	700	Beauty NB
74	Heritage Printers	101		Kinsley	1,000	Prof Srvs
75	Vacant	24		Lewis St	1,682	Retail
76	Vacant	30		Lewis St	3,474	Restaurant
77	Vacant	36		Lewis St	3,803	Retail
78	Hook & Ladder Restaurant	207		Main St	2,700	Restaurant
79	Ashley's Restaurant	221		Main St	1,200	Restaurant
80	Peppercorn's Grill	357	367	Main St	4,928	Restaurant
81	Marsala Restaurant & Bar	391		Main St	3,000	Restaurant
82	Vacant	407		Main St	6,234	Retail

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No.	Business	From	To	Street	SQFT	Business Type
83	Le Chateau	425	431	Main St	600	Beauty NB
84	Subway	485	493	Main St	1,000	Restaurant
85	Dunkin Donuts	485	493	Main St	1,329	Restaurant
86	Tinkers-Main Restaurant	489	493	Main St	3,500	Restaurant
87	Cornerstone Deli	529		Main St	1,300	Restaurant
88	The Russell at Wadsworth	600		Main St	1,000	Restaurant
89	CVS	760		Main St	6,000	Retail
90	AJ's Smokes & Sweets	825		Main St	300	Retail
91	Vacant	875	889	Main St	5,000	Retail
92	Dish Bar & Grill	892	900	Main St	4,000	Restaurant
93	Vacant	901	905	Main St	8,198	Retail
94	Vacant	915		Main St	3,000	Retail
95	Woody's	915		Main St	800	Restaurant
96	Quiznos	915		Main St	1,800	Restaurant
97	Vacant	915		Main St	7,000	Retail
98	Bocca Rossa	942		Main St	1,300	Cafe/ Bar
99	City Steam Brewery & Cafe	942		Main St	3,500	Restaurant
100	Donato Men's & Hair Styling	942		Main St	300	Beauty NB
101	Dunkin Donuts	942		Main St	800	Restaurant
102	Vacant	960		Main St	42,696	Retail
103	Christian's Jewelers	960		Main St	400	Retail
104	Room 960	960		Main St	1,500	Cafe/ Bar
105	Interscape Environments	960		Main St	1,200	Retail
106	Petrini Art Gallery, Inc.	960		Main St	900	Retail
107	Sadha's	960		Main St	900	Retail
108	Center Stage Café	960		Main St	100	Retail
109	Rosie's Newsstand	960		Main St	225	Retail
110	Vacant	960		Main St	600	Retail
111	Above Us	990		Main St	7,833	Retail
112	Hartford Stamp & Office Works	180		Market St	2,000	Retail
113	Vacant	155		Morgan St	2,000	Retail
114	Headline Hair	43		Pearl St	1,500	Beauty NB
115	Vacant	215		Pearl St	800	Retail
116	Bin228	228		Pearl St	1,200	Restaurant
117	Jo-Jo's Coffee Roasting Co.	22		Pratt St	1,000	Restaurant
118	Society Room	31		Pratt St	18,848	Restaurant
119	Opticians Unlimited	42		Pratt St	800	Retail
120	Vacant	43		Pratt St	800	Retail
121	Vacant	44		Pratt St	3,200	Retail
122	Hartford Welcome Center	45		Pratt St	850	Retail
123	Fusco Shoe Repair	50		Pratt St	200	Prof Svcs

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No.	Business	From	To	Street	SQFT	Business Type
124	Minuteman Press	52		Pratt St	1,000	Prof Srvs
125	Vacant-Restaurant	54		Pratt St	4,116	Restaurant
126	Vacant	55	59	Pratt St	1,500	Retail
127	Dsign Digital	57		Pratt St	100	Retail
128	Glander Associate Event Mgmt	57		Pratt St	100	Prof Srvs
129	Marilyn's Hair Design	57		Pratt St	100	Beauty NB
130	Vacant	57		Pratt St	100	Retail
131	Vacant	57		Pratt St	100	Retail
132	Vacant	57		Pratt St	500	Restaurant
133	Vaughan's Public House	59		Pratt St	2,500	Restaurant
134	H - L Unlimited	65		Pratt St	2,000	Retail
135	Baswa Hair Salon	65		Pratt St	300	Beauty NB
136	Vacant	68		Pratt St	4,618	Retail
137	Vacant	69	71	Pratt St	1,700	Retail
138	Rose Gourmet Deli	69	71	Pratt St	2,300	Restaurant
139	Fiona Stone Boutique Salon	73		Pratt St	1,200	Retail
140	Oluchi Hair & Day Spa	75		Pratt St	1,000	Beauty NB
141	Tamarind Grill & Bar	77		Pratt St	1,800	Restaurant
142	Tanuki Japanese Noodle Kitchen	80		Pratt St	1,300	Restaurant
143	Vacant	88		Pratt St	5,964	Cafe/ Bar
144	Vacant	89		Pratt St	1,600	Retail
145	Edible Arrangement	93		Pratt St	500	Retail
146	Bell & Beep	95		Pratt St	750	Retail
147	Professional Barber Shop	97		Pratt St	800	Beauty NB
148	Capital Chiropractic	99		Pratt St	1,000	Prof Srvs
149	The Hats Place LLC	99		Pratt St	675	Retail
150	Blimpie	101		Pratt St	750	Restaurant
151	The Russell	103		Pratt St	1,000	Cafe/ Bar
152	Vacant	30		State House Sq	150	Retail
153	Blimpie	30		State House Sq	150	Retail
154	Galaxy Jewelry	30		State House Sq	150	Retail
155	Fresh Flowers	30		State House Sq	150	Retail
156	The Natural	30		State House Sq	150	Restaurant
157	China	30		State House Sq	150	Restaurant
158	Gateway Newsstand	90		State House Sq	50	Retail
159	Gyros Spuds	24	40	Temple St	1,500	Restaurant
160	Vacant	28		Temple St	1,560	Restaurant
161	Vacant	32		Temple St	1,886	Restaurant
162	Le Petit	34		Temple St	1,800	Restaurant
163	Saigon Kitchen	40		Temple St	1,900	Restaurant
164	Vito's By The Park	24		Trumbull St	4,000	Restaurant



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No.	Business	From	To	Street	SQFT	Business Type
165	Vacant	55		Trumbull St	11,410	Retail
166	Alchemy Studio Salon	100		Trumbull St	1,000	Beauty NB
167	Dulce Restaurant & Lounge	100		Trumbull St	4,000	Restaurant
168	Vacant	100		Trumbull St	1,300	Retail
169	Quiznos	100		Trumbull St	1,000	Restaurant
170	New Beauty Max, Inc.	140	150	Trumbull St	1,000	Retail
171	Trumbull Kitchen	150		Trumbull St	6,000	Restaurant
172	FedEx Kinko's	196	200	Trumbull St	3,000	Prof Srvs
173	Max Bibo's Deli	208		Trumbull St	1,800	Restaurant
174	Dunkin Donuts	218	260	Trumbull St	1,000	Restaurant
175	Vacant	221		Trumbull St	24,417	Retail
176	StackPole Moore & Tuesday	242		Trumbull St	3,500	Retail
177	Vacant	252		Trumbull St	1,457	Retail
178	Vacant	254		Trumbull St	1,656	Retail
179	Vacant	280		Trumbull St	7,500	Retail
180	Ramiez	280		Trumbull St	1,000	Prof Srvs
181	Mork & Ming's	305		Trumbull St	1,800	Restaurant
182	Hot Tomato's at Union Place	1		Union Pl	12,000	Restaurant
183	Subway	5		Union Pl	300	Restaurant
184	Up On The Rocks	48	56	Union Pl	6,800	Cafe/ Bar
185	Papa's Pizza	54	56	Union Pl	2,000	Restaurant
186	Bourbon Street North	64	84	Union Pl	7,500	Cafe/ Bar
187	Mad Dawg's	76		Union Pl	7,500	Cafe/ Bar
188	Paul's Wing It	80		Union Pl	1,600	Restaurant
189	Pocket Wireless	82		Union Pl	500	Retail
190	Federal Café	84		Union Pl	3,342	Cafe/ Bar
191	Felix Shoe Repair	5		Wells St	200	Prof Srvs
<b>Total</b>					<b>511,439</b>	
<b>Number of Units</b>		<b>191</b>				
<b>Total Sq ft</b>		<b>511,439</b>				
<b>Average Sq ft</b>		<b>2,678</b>				
<b>Occupied Sq ft</b>		<b>308,087</b>				
<b>Occupancy Rate</b>		<b>60%</b>				
<b>Vacancy Sq ft</b>		<b>203,352</b>				
<b>Vacancy Rate</b>		<b>40%</b>				

Sources: Assessor Division, property owners, real estate brokers, tenants and observations by Economic Development Division staff.

\*Adjusted on September 23, 2009, as a result of an addition of an existing business and the removal of a duplication.